



**NORTHEAST FLORIDA REGIONAL COUNCIL**  
**Board of Directors Meeting**  
**December 1, 2016**

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**MINUTES**

The regular monthly meeting of the Northeast Florida Regional Council was held on Thursday, December 1, 2016 at 10:00 a.m. The meeting was held at the University Center of the University of North Florida, 12000 Alumni Way, Jacksonville, FL 32224.

President Horvath (St. Johns County) called the meeting to order with the following members present, representing a quorum:

BAKER:	James Bennett Michael Griffis Darryl Register
CLAY:	Michael Bourre Doug Conkey
DUVAL:	Elaine Brown Aaron Bowman Danny Becton Stan Totman
FLAGLER:	Catherine Robinson
NASSAU:	Len Kreger George Spicer Robert Spaeth
PUTNAM:	Vernon Myers
ST.JOHNS:	Roxanne Horvath Harlan Mason
EX-OFFICIO	Curtis Hart <i>Ameera Sayeed for Larry Parks</i> <i>Steve Fitzgibbons for Geoff Sample</i>
Excused:	Tony Brown, Gavin Rollins, Ronald Timonere, Helga Van Eckert, John Drew, Kenny Eubanks, Buddy Goddard, Larry Harvey, and James Johns
Guests:	Linda Myers, Kristen Reed, Lauren Rushing, Jimmy Robinson
Staff Present:	Eric Anderson, Michael Calhoun, Margo Moehring, Beth Payne, Ed Preston, Donna Starling, Brian Teeple and Bonnie Magee

**\*Approval of Minutes**

**President Horvath called for a motion on the August 4, 2016 meeting minutes. Mr. Register moved approval of the minutes; seconded by Mr. Myers. Motion carried.**

### Invitation to Speak

**President Horvath** invited the public to speak on any item brought before the Council.

### Committee Reports

#### Executive Committee

**President Horvath** reviewed the actions taken by the Executive Committee, which was held on October 20, 2016, having been rescheduled from October 6, 2016 due to Hurricane Matthew.

#### Personnel, Budget and Finance Policy Committee

**Chair Register** reported on the Committee's review of the September 2016 Financial Report and on behalf of the Committee, **motioned to approve the September 2016 Financial Report; seconded by Commissioner Kreger. Motion carried.**

**Chair Register** reported on the Committee's review of the October 2016 Financial Report and on behalf of the Committee, **motioned to approve the October 2016 Financial Report; seconded by Commissioner Bennett, who requested that the cover memo paragraph should be amended to reflect a "Year to Date Gain of \$12,548". Motion carried.**

Brian Teeple provided an update on the sale of the current building. He mentioned that when the building was purchased 12 years ago, the Council was spending less on the mortgage payments than they would have spent on a lease. The building was listed for sale 18 months ago and an offer was received and negotiated. The closing is scheduled for December 22, 2016. The Executive Committee authorized the execution of a three-year lease with WJCT for 3700 square feet of office space. The Council will have access to board rooms for meetings and it is anticipated we will be able to hold our annual luncheon on the premises next December. The February 2017 Board Meeting will take place at the new offices.

#### P2R2 Committee

Margo Moehring discussed the business emphasis of the Committee, which is a product of the Regional Community Institute. The Committee is proud to have concluded its First Phase of Action. Ms. Moehring briefly touched upon the action items for Phase Two, which include focusing on education; reaching out to insurers regarding the Community Rating System and possible flood insurance reductions; addressing flood risks when reviewing and updating Comprehensive Plans; Regional evacuation planning; and vulnerability assessments regarding resiliency issues.

**Mr. Conkey** discussed the importance of the Education portion, especially where sea level rise now plays a huge roll. When government agency books are open to address EARs, it is a time to facilitate change. He also cited the addressing of Evacuation Planning. The recent hurricane was a "dress rehearsal". One of the major needs for expressway improvements was evacuation.

#### Affordable Housing Ad-Hoc Committee

**Chairman Bourre** introduced and thanked the current members of the Committee for their participation. The Chair then discussed the recent meeting which addressed potential regional "Added Value" opportunities (RAVO's). The Committee selected four items for further work by NEFRC staff:

- DRI-like affordable housing set asides
- Links to Transit
- Multi-Family financing - Low Income Tax Credit
- USDA

**Chairman Bourre then motioned to request Staff to move forward with inclusions of the following in Legislative Priorities – Support Sadowski housing funding assistance for households spending more than 30% of household income on housing costs and households making less than 50% of median income, through programs such as SHIP, HOME, and CDBG; seconded by Commissioner Kreger. Motion carried.**

## Other Reports/Action Items

### City of Bunnell Transmitted Amendment Local Ordinance LSCPA2016-21

*This item was presented for information only.* The amendment seeks to amend the Future Land Use Map designation of 39.27 acres from Single Family Low Density and Commercial Medium to Single Family Medium Density. The new density allows up to 8 dwelling units per acre.

### City of Jacksonville Transmitted Amendment 16-6ESR

*This item was presented for information only.* The map amendment proposes a Large-Scale Future Land Use Amendment from Light Industrial (LI) to Low Density Residential (LDR) and a rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for development of up to 1,394 single-family homes.

### City of Jacksonville Adopted Amendment 16-3ESR

*This item was presented for information only.* This amendment was considered as a transmittal at the July 2016 Board Meeting. There have been no changes since that review. This is a Future Land Use and Transportation Element Text amendment seeking to change text to eliminate references to the timing of the review of the Multi-modal Transportation Study, an appendix to the Mobility Study. Without the reference in the Comprehensive Plan, local ordinance will govern the timing of reviews.

### City of Fernandina Beach Adopted Amendment 16-01ESR

*This item was presented for information only.* This is a Future Land Use text amendment seeking to amend the COMP Plan text change to the definition of “Net Density” as follows:  
Net Density – Determined by multiplying the “maximum allowable units per acre” by the “net buildable land area” expressed in acreage. “Net buildable land area” means those contiguous land areas under common ownership proposed for residential development, minus undevelopable environmentally sensitive areas, floodplains and waters of the state. Lots adjoining an existing right-of-way may calculate half of the width of the right-of-way as part of the “net buildable land area” definition.

### City of Fernandina Beach Transmitted Amendment 16-4ESR

The amendment seeks to amend the Future Land Use map designation from Commercial and Medium Density Residential to General Commercial and High Density Residential. The amendment contains 24.4 acres and will allow 224 new multi-family dwelling units, recreation/common area and a retail parcel. Although regional impacts have been identified by FDOT from these policy changes, transportation concurrency is a local decision. No extra-jurisdictional impacts were identified.

**President Horvath called for a motion. Mr. Myers motioned to approve staff’s review of the City of Fernandina Beach Transmitted Amendment 16-4ESR and transmittal to the City of Fernandina Beach; seconded by Commissioner Spicer. Motion carried.**

### Clay County Transmitted Amendment 16-05ESR

This Future Land Use and text amendment seeks to amend the Future Land Use map designation of 72.56 acres from Branam Field Rural Suburb (1 dwelling unit/5 acres) to Branam Field Master Planned Community (3 dwelling units per acre). No regional impacts or extra-jurisdictional impacts were identified.

**Mr. Conkey** discussed several items including possible weight restrictions on adjoining roadways to ensure quality of life for residents.

**President Horvath called for a motion. Mr. Conkey motioned to approve staff’s review of Clay County Transmitted Amendment 16-05ESR and transmittal to Clay County; seconded by Commissioner Anderson. Motion carried.**

St. Johns County Transmitted Amendment 16-5ESR

This amendment for a Future Land Use map and text amendment seeks to amend the Future Land Use Map with a 571.86 acre proposed Comprehensive Plan Amendment amending the Future Land Use Map from Rural/Silviculture(r/s) to Residential-B and Community Commercial (CC). The r/s Future Land Use designation allows one unit per 100 acres. The Residential-B designation allows two units per acre. The proposed amendment includes a text amendment to limit development to 450 dwelling units, 152,500 square feet of office uses and 187,999 square feet of commercial uses. Adverse impacts to significant regional resource Race Track Road from St. Johns Parkway to Bartram Springs Parkway have been identified. No extra-jurisdictional impacts were identified. **Mr. Mason** asked if money was available for improvements to Race Track Road. **Councilman Becton** asked if FDOT has any plans regarding Race Track Road improvements. **Ameera Sayeed**, FDOT representative, said the FDOT was still reviewing this amendment and thus, has no comment at this time.

**President Horvath called for a motion. Commissioner Kreger motioned approval of staff's review of St. Johns Transmitted Amendment 16-5ESR and transmittal to St. Johns County with noted comments concerning Race Track Road; seconded by Mr. Myers. Motion carried.**

City of Jacksonville Transmitted Amendment 16-7ESR

This is a Future Land Use and Transportation Element text amendment seeking to change and replace the 2035 Cost Feasible Plan Projects Map in the Transportation Element with the 2040 version of the same map. It also changes the Future Land Use Element to add a High Density Residential category that allows a bonus of up to 20 units per acre for sites that meet certain criteria in locations proximate to the Central Business District that allow for appropriate transition. No regionally adverse effects or extra-jurisdictional impacts were identified.

**President Horvath called for a motion. Commissioner Bennett motioned approval of staff's review of City of Jacksonville Transmitted Amendment 16-7ESR and transmittal to the City of Jacksonville; seconded by Councilman Bowman. Motion carried.**

City of Jacksonville EAR Transmitted Amendment 16-8ESR

This is a proposed Future Land Use and Transportation Element Text amendment. The transmittal EAR-based amendment includes sets of changes to the Comprehensive Plan to respond to changes in statute that have taken place since the last Evaluation and Appraisal Report. The first is a change to the Future Land Use element that makes the plan consistent with Section 163.3177(6)(a)(4) and Section 163.3177(6)(a)(8). These sections added market flexibility to provide adequate choices for permanent and seasonal residents to the requirements for analysis of future land use map amendments. The second set of amendments is to the Future Land Use Element and the Transportation Element. It adds policies regarding lands adjacent to public use/civilian airports. This is a current requirement of Florida Statutes Chapter 333 and Jacksonville Aviation Authority's most recent Part 150 Study. Mayor Totman asked if this addresses proper notification of residents near airports regarding zoning and rebuilding. Ms. Moehring explained that this amendment does not change or affect residents, as these requirements are already enforced under zoning.

**President Horvath called for a motion. Commissioner Kreger motioned approval of staff's review of City of Jacksonville Transmitted Amendment 16-8ESR and transmittal to the City of Jacksonville; seconded by Mr. Griffis. Motion carried.**

City of Jacksonville Adopted Amendment 16-4ESR

This amendment, which originally came before the Board in August, expands the boundary of the Rural Development Area to Suburban Development Area by 392 acres revising the Maps L-21, T-4 and C1-1 of

the 2030 Comprehensive Plan. The boundary change does not provide additional density/intensity to the site, which remains at seven (7) dwellings per acre.

**President Horvath called for a motion. Commissioner Becton motioned approval of staff's review and to find Adopted Amendment 16-4ESR consistent with the Strategic Regional Policy Plan; seconded by Mr. Register. Motion carried.**

#### Resolution 2016-13

Mr. Teeple offered Resolution 2016-13 in support of the St. Johns River to Sea Loop Alliance. The Loop offers hiking, walking, running and bicycling paths over an area that encompasses St. Augustine, Palatka, Debary and Titusville. The resolution authorizes the Council to work with both the Alliance and the East Central Florida Regional Planning Council to secure funding and assist where needed.

**President Horvath called for a motion. Mr. Myers motioned approval of Resolution 2016-13; seconded by Commissioner Anderson. Motion carried.**

#### Resolution 2016-17

Mr. Teeple offered Resolution 2016-17 honoring Commissioner Walton Pellicer II of Putnam County for his service to both the Northeast Florida Regional Council and as a member of the Personnel, Budget and Finance Policy Committee, the Legislative Committee and the Planning and Growth Management Policy Committee and commending him for his efforts and contributions during his tenure.

**President Horvath called for a motion. Mr. Myers motioned approval of Resolution 2016-17; seconded by Commissioner Spicer. Motion carried.**

#### Resolution 2016-18

Mr. Teeple offered Resolution 2016-18 releasing Mineral Rights at 6850 Belfort Oaks Place, explaining that when a property is sold by a government agency, there is a requirement that any mineral rights on the property also be conveyed to the new owners. A brief discussion followed.

**President Horvath called for a motion. Mr. Myers motioned approval of Resolution 2016-18; seconded by Mr. Register. Motion carried.**

#### CareerSource of Northeast Florida Presentation

Mr. Teeple introduced Bruce Ferguson, CEO of CareerSource, and provided a background of his accomplishments. Mr. Ferguson told the board that CareerSource, the name of which was changed from WorkSource 3 years ago to provide continuity, exists in 23 regions across the State. The main focus of the organization is to connect employers to talent. He further explained that CareerSource offers services in welfare transition; youth and job training, Veteran placement and employment and training for SNAP recipients. He provided statistical information showing the goals and accomplishments of the organization. CareerSource has mobile units that go out into the communities offering training and placement to residents. **Mayor Totman** said he has seen the mobile units in action and commented that it is an excellent program. **Mr. Mason** stressed the importance of "habit" training to ensure those who find jobs are able to keep them. Mr. Ferguson said that training is offered on applying for jobs as well as in how to function in the workplace.

#### LEPC Update

Mr. Anderson gave a brief explanation of what the LEPC was as well as its membership/affiliations and function. He reviewed the training exercises and objectives for 2016, discussing the focus of several HazMat exercises conducted for which various chemicals and scenarios were selected by different agencies. Mr. Anderson then discussed a three-day exercise created by Marathon Petroleum that engaged

several HazMat teams and agency participants. He also provided a schedule of training proposed for 2017.

#### Northeast Florida Healthcare Coalition Update

Beth Payne reminded the Board that NEFRC has been the Fiscal and Administrative Agent for the Northeast Florida Healthcare Coalition (NEFLHCC) for the past three years. She discussed the current activities of the Coalition, which include monthly Executive Board Meetings, conducting training classes, healthcare related project application period and funding as well as After Action meeting and report on Hurricane Matthew, which is ongoing. She then reviewed the Fiscal Year 2016-2017 Project Funding, citing that eleven projects were submitted, the majority of which were from Public Health and Hospitals and were either funded or partially funded. All projects are working to advance the NEFLHCC's mission.

#### Regional Leadership Award Winners

Mr. Teeple shared the brochure for the upcoming Elected Officials Luncheon and reviewed the list of winners for Regional Leadership Awards, which will be presented at the luncheon. He thanked Mr. Myers and the Selection Committee for their leadership in the awards process.

#### Florida Regional Councils Association Update

Mr. Teeple discussed the Association, stating that there are ten councils who are members. The FRCA Policy Board will meet on January 13, 2017.

#### Council Contracts Update

Although there were no new contracts to report, Mr. Teeple said he is very proud of the Healthcare Coalition and their accomplishments.

#### Public Comment

None

#### Voting Members' Reports

None

#### Ex-Officio Members' Reports

#### Florida Department of Economic Opportunity

Mr. Register discussed a recent article in Area Develop magazine, a quarterly national publication that does an annual survey of national and international site selectors. He wanted to share the part of the survey addressing the "Top States for Doing Business" in which Florida ranked Number 7. He found the fact that the six states ahead of Florida were our neighbors and direct competitors: #1-Georgia, #2-South Carolina, #3-Texas, #4-Tennessee, #5-Louisiana, and #6-Alabama. The survey also asked for the top factors used in selecting where to locate or relocate a facility. He said before preparing this presentation, he had no idea Bruce Ferguson [of CareerSource] would be addressing the Board. The top ten factors were: #1-Availability of Skilled Labor, #2-Highway Access, #3-Quality of Life, #4-Construction Cost, #5-Available buildings, #6-Labor Cost, #7-Corporate Tax Rates, #8-Accessibility to Major Markets, #9-State and Local Incentives and #10-Energy Availability and Cost.

#### Florida Department of Environmental Protection

No report was offered.

#### Florida Department of Transportation

Ms. Sayeed had nothing to report.

St. Johns River Water Management District  
Mr. Fitzgibbons had nothing to report.

Presidents Report

President Horvath had nothing to report.

Chief Executive Officer's Report

Mr. Teeple wished to recognize Linda Myers, Putnam County Tax Collector, who was a guest at the meeting. He said that due to the absence of Sheron Forde, who has been on leave for several weeks, there is no Highlights contained in the Board Packet. Mr. Teeple then advised the Board that the Elected Officials Regional Awards Luncheon would take place in the adjoining room immediately following the Board Meeting.

Next Meeting Date

The next Council Board of Director's meeting is scheduled for February 2, 2017 at the new offices located at WJCT, 100 Festival Park Avenue, Jacksonville, at 10:00 a.m.

Adjournment

The meeting was adjourned at 11:45 a.m.



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Roxanne Horvath  
President



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Brian Teeple  
Chief Executive Officer